

EB REAL ESTATE  
HOLDING TRUST  
VOL. 15343, PG. 24  
D.R.T.C.T.

MISSION PARKING  
REAL ESTATE  
HOLDING TRUST  
VOL. 15343, PG. 15  
D.R.T.C.T.

12  
CRESTHAVEN  
VOL. 388-Z, PG. 17  
P.R.T.C.T.

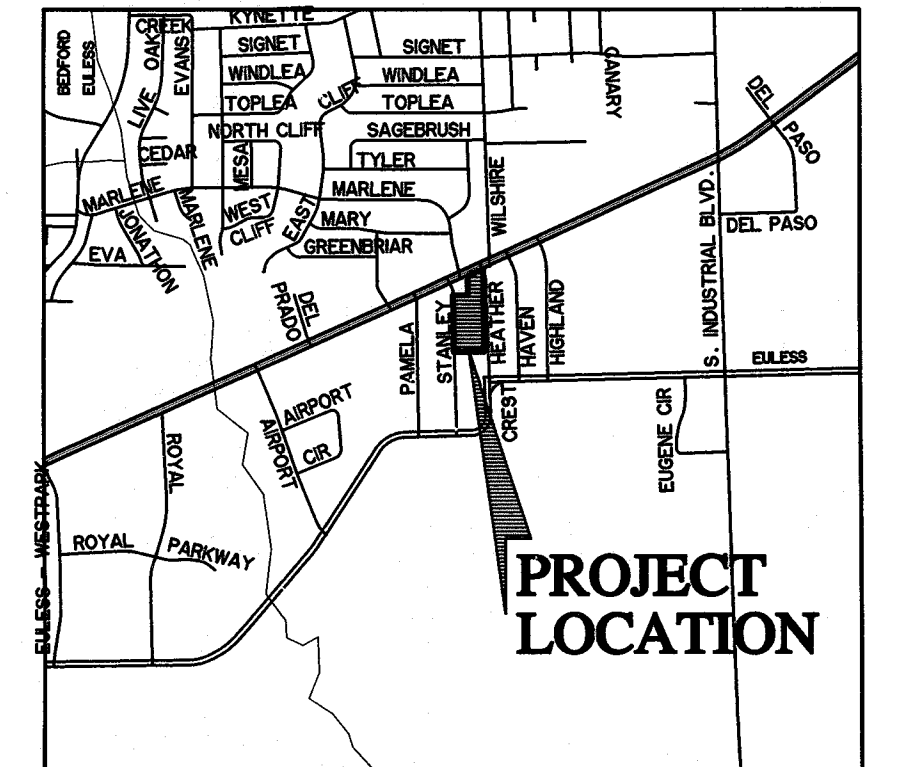
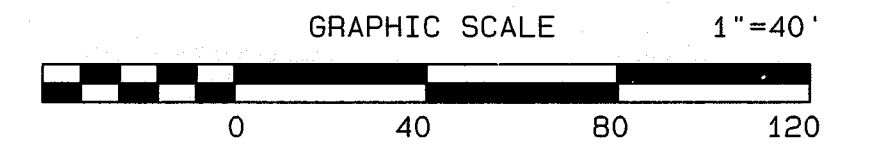
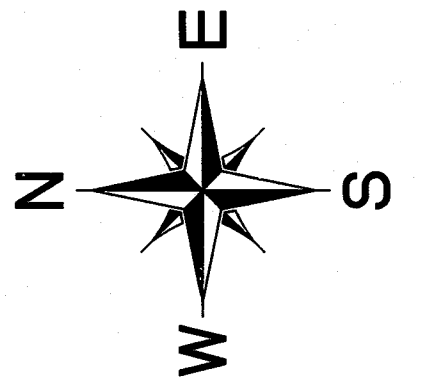
11

LOT 9R, BLOCK 1  
CRESTHAVEN ADDITION  
CAB. A, SL. 6996  
P.R.T.C.T.

8

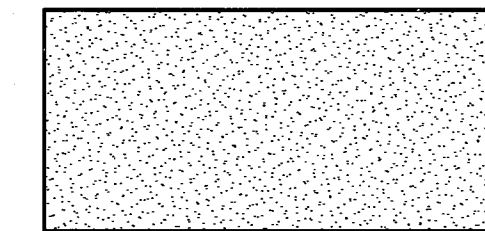
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CRESTHAVEN  
VOL. 388-Z, PG. 17  
P.R.T.C.T.

3

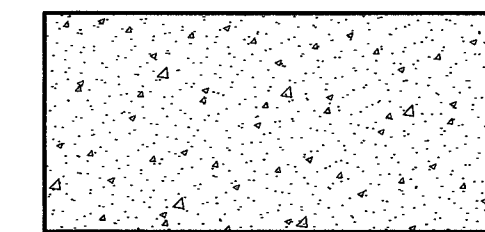


**VICINITY MAP**  
SCALE: 1"=200'

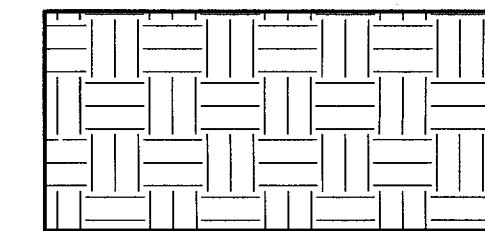
## LEGEND



OPEN SPACE AREA



PROPOSED CONCRETE



REMOVE ASPHALT &  
INSTALL HYDROMULCH  
BERMUDA GRASS

THE CITY OF EULESS CITY COUNCIL APPROVED THIS SITE PLAN ON THE DATE SPECIFIED. THE CITY ENGINEER WILL ISSUE A RELEASE FOR CONSTRUCTION OF THE PUBLIC IMPROVEMENTS AFTER A REVIEW AND FINAL APPROVAL OF CONSTRUCTION PLANS. AUTHORIZATION FOR PROPERTY OWNER TO COMMENCE SITE GRADING MAY BE APPROVED BY THE CITY ENGINEER.

A FINAL PLAT SHALL BE APPROVED BY THE CITY UPON SUBMISSION IN COMPLIANCE WITH CITY CODES AND THE COMPLETION OF ALL PUBLIC IMPROVEMENTS TO THE CITY ENGINEER'S SATISFACTION OR PROPER EXECUTION OF A SUBDIVISION IMPROVEMENT AGREEMENT UNDER THE TERMS SPECIFIED IN THE EULESS UNIFIED DEVELOPMENT CODE.

**SITE PLAN - CASE # 14-05-SP**  
FOR

## QUICK - WAY MANUFACTURING

**EULESS INDUSTRIAL PARK  
BLOCK 2 TRACT A,  
BLOCK 2 TRACT C,  
2 LOTS ON 5.061 ACRES  
VOL. 388-26, PG. 23  
P.R.T.C.T.**

**A.M. DOWNEN SURVEY, ABSTRACT NO. 415  
TRACTS A1A, A1B & C**

**CITY OF EULESS, TARRANT COUNTY, TEXAS  
APRIL, 2014**

ENGINEER/SURVEYOR:

**GOODWIN AND  
MARSHALL INC.**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
Metro (817) 329-4373  
Fax (817) 329-4453

OWNER:

**QUICK-WAY MANUFACTURING  
915 STANLEY DR.  
EULESS TX 76040  
(817) 267-1515 ext. 219  
FAX (817) 354-9035**

### SITE DATA TABLE

SITE AREA	220,443 SF
# OF LOTS	2
# OF DWELLING UNITS	N/A
MAXIMUM LOT COVERAGE	136,750 SF
MAXIMUM BUILDING HEIGHT	24 FT
MINIMUM LOT AREA	90,301 SF
MINIMUM LOT WIDTH	160 L.F.
STREET YARD AREA	15,045 SF
REQUIRED LANDSCAPE AREA (MIN 15% OF STREET YARD)	2,257
PROVIDED LANDSCAPE AREA	10,683
REQUIRED MINIMUM TREE SIZE	3" CALIPER / 12' HEIGHT
LANDSCAPE REQUIRED TREES	12
LANDSCAPE PROVIDED TREES	37
LANDSCAPE REQUIRED SHRUBS	12
LANDSCAPE PROVIDED SHRUBS	42

### BUILDING SUMMARY TABLE

BLDG #	GROSS AREA	HEIGHT	STORIES	ADDRESS
#1	17,129 SF	18 FT	1	902 HEATHER DR.
#2	10,148 SF	22 FT	1	915 STANLEY DR.
#3	20,534 SF	22 FT	1	1001 STANLEY DR.
#4	1,388 SF	16 FT	1	1001 STANLEY DR.
#5	5,965 SF	24 FT	1	902 HEATHER DR.

### LANDSCAPING NOTES:

ALL PLANTING  
AREAS TO HAVE DRIP  
IRRIGATION PER CITY CODE.

### SITE DATA NOTES:

PROPOSED 5,965 SF STORAGE  
BUILDING IS PROPOSED ON THE  
SUBJECT TRACT. DETACHED  
CANOPIES ARE PROPOSED ON  
THE NORTH AND SOUTH SIDE  
OF THE BUILDING.

### PARKING TABLE

PARKING SPACES PROVIDED	60
PARKING SPACES REQUIRED	60

THIS DOCUMENT IS FOR  
INTERIM REVIEW ONLY.  
IT IS NOT INTENDED FOR  
BIDDING, CONSTRUCTION,  
OR PERMIT PURPOSES.

EDWARD ECKART  
TX P.E. NO. 88471

